



McAuliffe Park Master Plan Report

The Future of the Park
Description of Alternatives,
Public Meeting Summary &
Preliminary Business &
Operation Plan

for Michael Cogle, Planning Manager,
the City Council, Board and Staff of the Kirkland Parks
& Community Services Department



Barker Landscape Architects
December, 2005



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McAuliffe Park Master Plan Report

City of Kirkland Department of Parks Community Services
ACKNOWLEDGEMENTS

City Council

Mary-Alyce Burleigh, Mayor
Joan McBride, Deputy Mayor
Dave Asher
Nona Ganz
Jessica Greenway
Jim Lauinger
Dave Russell

David Ramsay, City Manager

Park Board

Cindy Zech, Chairperson
Chuck Bartlett, Vice-Chair
Colleen Cullen
Kevin Hanefeld
Bob Kamuda
Liesl Olson
Bob Sternoff
Jeff Trager



"Such a spectacular piece of property, and such a significant part of Kirkland's history"

-Lynn Stokesbary, Assistant City Manager

Jerry McAuliffe, March 2005

Parks Staff

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Table of Contents

Title Page	
Table of Contents	I
Executive Summary	2
The Site - <i>A Great Place</i>	2
Proposed Master Plan	3
The Public Design Process	4
Program Posters	6
Proposed Master Plan Description	7
Operation Plan Matrix	10
Business Plan	
Enterprises Opportunities and Recommendations	13
Conclusions	18

Appendix

- I. *Preliminary Construction Cost Estimates, A & B*
Alternative Plans A & B
Park Program Posters (Enlarged)
- II. *Public Meeting Minutes*
(Kickoff, Park Board, Public Meetings, Follow up, Public Hearing)
Site Analysis, Issues & Opportunities Report
Models for McAuliffe Park
City Presubmittal Meeting Comments (Planning & Public Works)
- III. *Preliminary Traffic Analysis*



Executive Summary

The Site - *A Great Place*

McAuliffe Park is an extraordinary landscape that has evolved from Kirkland's pioneer days to the present under the stewardship of the Langdon/Johnson & McAuliffe families, and now the City of Kirkland Parks & Community Services Department. Since the property was homesteaded in 1887, this site has been cleared, farmed, and grazed, and though many buildings have been constructed, the site regraded and a city has grown up around it, there is still a strong resemblance to the pioneer era landscape. Indeed this is a *disappearing landscape* that is well-loved but rarely preserved in King County's quickly urbanizing region.

"a ready-made park"

The City purchased a small portion of the property in the 1990's and the remainder in 2001. At the time, park staff called it "a ready-made park" and "a park in a box" because of it's wonderful open spaces, gardens, and historic qualities. In 2005 the City retained Barker Landscape Architects to help design the park through an extensive public involvement process. This report summarizes the process and describes the proposed master plan for the property.

The 12 acre site includes 4 residential and 3 farm buildings, many smaller outbuildings, several wells, gardens, water features, a native forested area, 2 windmills, many old farm tractors and implements. It has 2 city street frontages, a children's play structure, small parking areas, a nursery, fencing, driveways, hundreds of trees and large areas of lawns. There is also a sizeable collection of "americana memorabilia" including old signs, typewriters, skis, old industrial items that add to the ambience of the site as a museum, garden and farm.

This report describes the proposed plan in detail - with the intent of preserving and enhancing the heritage farmstead, the americana & agricultural memorabilia, the gardens, trees and forests. It has been developed in response to input from many citizens, the Park Board and the City staff. The report also includes several illustrations depicting the proposed improvements and character of the park.

The plan recommends developing revenue generating activities as a way to develop a vibrant park and defray some of the maintenance cost of the park. It is proposed that an event center operator would provide a limited number of rental times (friday and saturday) that spaces for weddings or other events. The park will be open to the public every day of the week with the weekend rental taking place in only a portion of the park.

McAuliffe Park Master Plan



Native Forest

- woodland walk
- native plants interpretation
- 'Kirkland Stories' integrated into interpretation
- outdoor classroom

Parking & Maintenance Area

- 100 parking spaces
- Maintenance & Operations facility building, approx. 3000 s.f.
- water quality treatment facility
- extensive landscaping & buffering trees for neighbors
- safe-crossing paving and signage across 108th to park

Entry Area

- pedestrian entrance from parking
- plaza with seating/informational kiosk
- restrooms
- garden cafe/coffee shop & catering kitchen
- beginning of 'Kirkland Stories' walk

Flexible Event Space

- new covered pavilion in gravel area
- great for weddings with view of farm & pasture
- indoor & outdoor rental space
- community programs, classes
- family reunions, retreats, rental facility
- equipment shed displays of tractors, heritage equipment
- noise/visual screen for neighbors to east/north

House & Gardens

- smaller weddings, indoor/outdoor meeting rentals
- new garden plaza at house entry (driveway)
- conferences, meetings, reunions
- garden walks and outdoor room improvements
- pond at low point of lawn

West Play Area

- improve buffers, trails, connections to park
- 12 parking spaces along 108th
- daycare/preschool improvements for rental house
- enhance play area with unique play elements

Working Farm

- oldest farmstead in Kirkland
- minor structural barn repairs
- organic vegetable gardens, pea patch, farmer
- chickens, "looser" farm animals (sheep, goats, milkcow?)
- berries, pumpkins, artichokes, corn!
- historic orchard
- garden festivals, cider pressing, fresh produce stand
- picnicking

Johnson House & Farmstead

- restore to 1880's original character
- museum & meeting house
- rental facility
- small parking lot, convert drive into farm path

Orchard Lane

- historic orchard lane enhancements along 108th
- enhance 'country lane' feeling with SEA street natural drainage
- utility improvements (water and sanitary sewer extension)
- parallel parking where possible for neighborhood park
- orchard street trees
- safe-crossing pathway and signage improvements

Arboretum

- arboreal interpretation, new plantings
- 'Kirkland Stories' integrated
- historic orchard lane enhancements along 108th
- small public restroom addition to brick house
- volunteer heritage & garden office
- park ID sign improvements



City of Kirkland Parks & Community Services
Barker Landscape Architects
November, 2005

*McAuliffe
Park
& Farm*



McAuliffe Park Proposed Master Plan

The Public Design Process

The process began with a meeting of the consultant team and management staff of the Parks & Community Services Department. Each of the participants were asked to state their ideal outcome of the master planning for this wonderful new parksite. Some examples include:

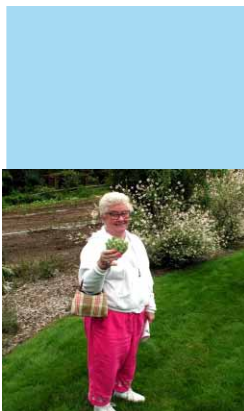
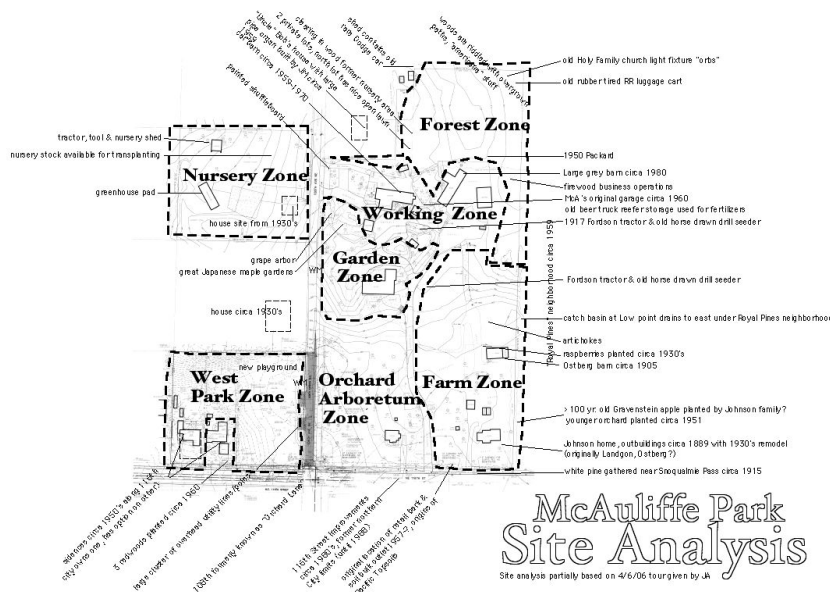


- Enhance, Protect, and Preserve the site
- Provide educational opportunities
- Create a sequence of space, an experience
- Provide unity to what is there, bring elements together
- Revenue at the park
- What's Sacred? Barn, Johnston house
- Opportunities: McAuliffe house, Gray barn, carriage house
- Liabilities?: Dog house/Car barn/ solarium, Uncle Bob's house
- Stay sensitive to residential setting
- We want to be able to say we have "thought of everything"
- Stay on time and on budget
- Make sure there is public support
- Celebrate history and community

Following this meeting, we met with Jerry McAuliffe onsite, which was recorded for posterity. Many stories can be told about this place, and one of the Park Board's great ideas is to have a Kirkland Stories interpretive walk through the park.

After visiting the site many times, and looking at maps and other historical documents, a site analysis report was developed (see appendix).

The Board also provided their vision for the Park, along with input they had received from the City Council. The 2nd Park Board meeting reviewed the Issues & Opportunities document, which was organized around the 8 distinct zones of the park.



The **First public meeting** was held in the new gray barn on site in July 2005. Public responses were generally favorable for the passive natural areas, gardens, heritage and farm program, but more skeptical about weddings and large meetings, especially if they involved late night parties and alcohol. Concerns also were expressed about a Cafe/caterer, traffic and security.

The **Second Park Board meeting** following the public meeting reviewed and discussed the feedback from the public and encouraged the team to move forward with the basic program including the flexible event and café components.



A summary of the design program is presented below.

The program is a list of desirable park elements that fit this park and community, and is a result of the site analysis coupled with what we've heard from the community.

- *Restore the historic house and barn*
- *Activate the farm, barn and orchard with working elements*
- *Tell the stories of this place*
- *Maintain high standards for the grounds*
- *Develop some revenue*
- *Respect the neighborhood privacy with screens, noise barriers, buffers*
- *Address traffic impacts*
- *Develop trails, parking, benches, picnic tables, signage, volunteer facilities*

The following page includes the program posters used during the meetings.

Three Alternative Plans were then developed for discussion with staff and the Park Board. Alternative A is the basic plan as promoted by the draft business plan, and includes a flexible event center, a garden café and catering service, a working farm, heritage museum and meeting house, trails, parking for 135 cars, a daycare/preschool, a farm pond and stream, and roadway improvements along 108th. Alternative B is a very similar plan without the café or caterer, and the daycare preschool is eliminated. Alternative C is considerably scaled back with only small parking, trails and signage improvements. The Park Board felt that the only responsible alternatives that do justice to the potential of the property and for the City are Alt. A & B, and Alt. C was dropped from consideration since it appears only as a modest first phase of development for either of the other alternatives. The Board also suggested that the approach to the presentation of the plans should be centered on the park heritage.

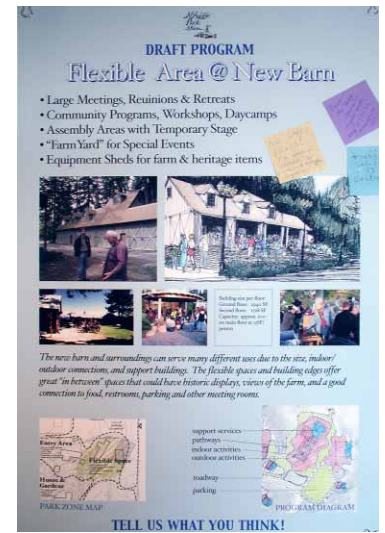
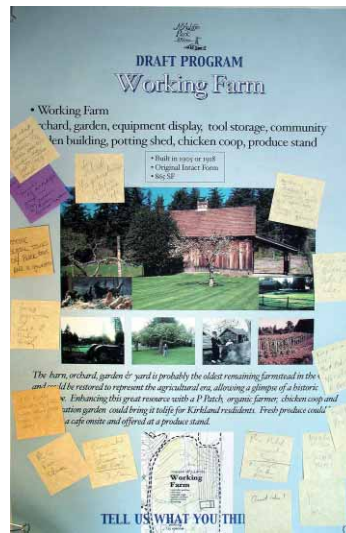
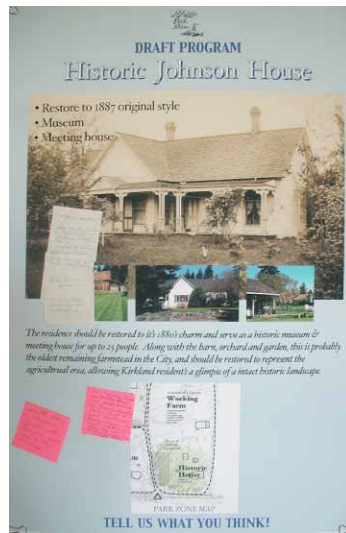
A preliminary traffic study and trip count was done for the intersection of 108th and 116th. Cost estimates were developed for each of the 3 alternatives, with A costing approximately \$6.3 million, and B costing approximately \$5.6 million.

The plans were then presented at the **Second Public Meeting**, held on September 21, 2005 at the site. The public had a generally warm reception to preserving and celebrating the history of the site, and the long standing tradition of farming and gardening here. In addition, they were supportive of finding revenue to support the high standards of the gardens, lawns, orchards and pastoral landscape that make the site so special. This would include an event center that would do as much as possible to control impacts to the neighborhood, including a garden cafe/caterer that would support the farm, park and gardens.

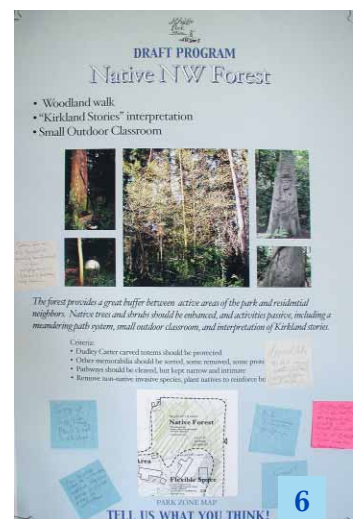
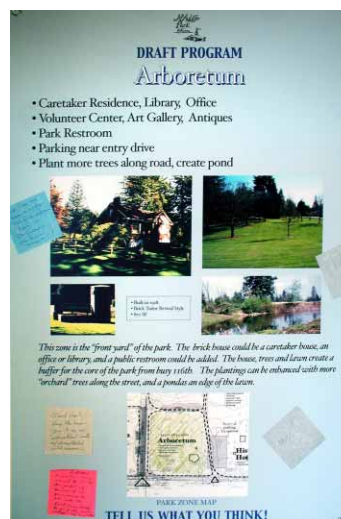
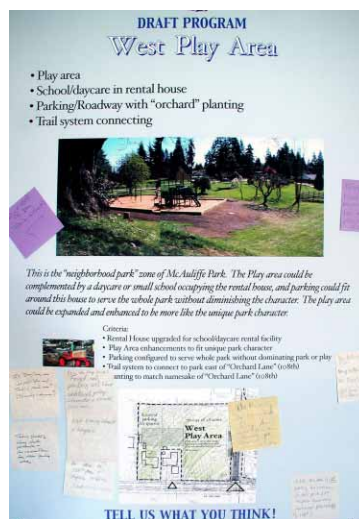
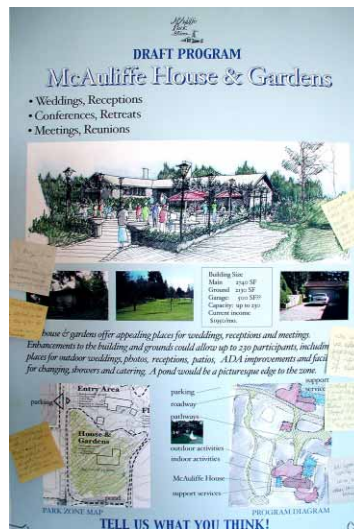
At the **Third Park Board Meeting**, the discussion centered around the results of the Public Meeting, and how the plans had evolved since the last board meeting. Staff had made some suggestions about the maintenance building expanding for more covered storage, adding room to the new grey barn to increase the open feeling and capacity, and describing improvements to the preschool/daycare rental house. The plans were modified accordingly, and this report has been prepared for the **Third Public Meeting & Open House** was held on Saturday November 5 at the site from 11 until 2 pm. A cider pressing was included with free cider. A **Public Hearing** by the Park Board occurred on November 9, 2005.



MEETING PROGRAM POSTERS



Posters for each program element and park zone used at all public meetings, see enlargement of these in the appendix



Proposed Master Plan Description



The intent of the master plan is to provide the City of Kirkland with a unique city park that offers both a historic landscape and a wonderful collection of passive recreational activities.

Beginning at the **historic house**, this 1887 home would be restored to its original charm as a meeting house and small museum. The main

drive just east of the house would be closed to through traffic and a small parking lot for 18 cars would be developed near the roadway, with minimal tree removal. From there, the asphalt drive would be replaced with an ADA accessible farm path. The bamboo would be moved out of the pasture, and this low spot which once had a pond would allow for a new intermittent stream and pond with a farm bridge.

The **old barn** would be restored as a walk-through working heritage building, where farm equipment, horse tack, or small animals could be located so City

children could see where eggs come from.

More crops would be farmed organically, with orchard and berries included. The pastoral lawn would be expanded to the north, and trees that don't fit the farm

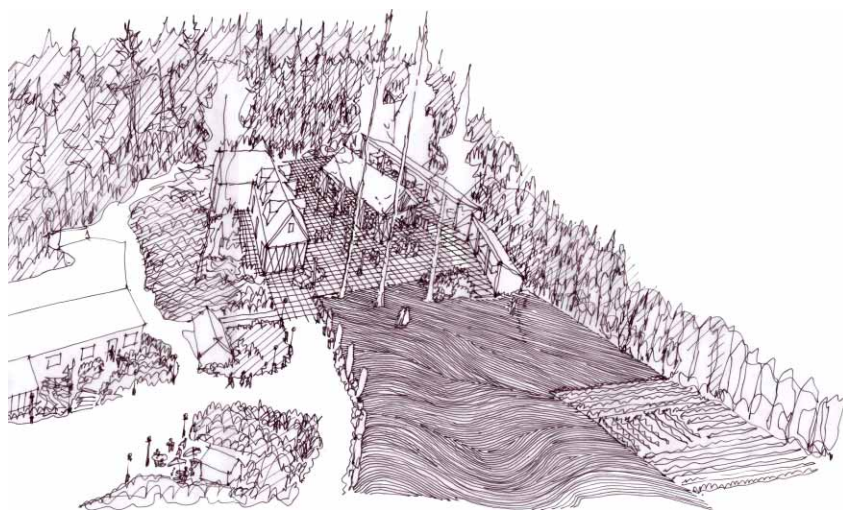
would be removed. Buffers of blueberries, raspberries or fruit trees would be planted along the neighborhood edges.

At the **new barn**, the ceiling would be opened up and an addition to the west with a stone fireplace would be added to allow more volume and light into the meeting room, and the building would be finished in character, with heat, fire sprinklers, flooring and better lighting.



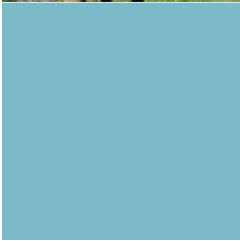
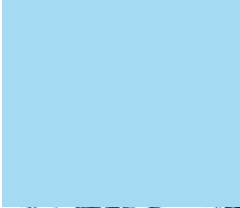
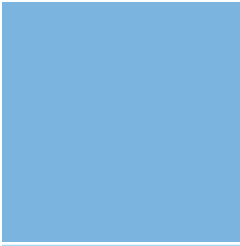


A covered pavilion would be built outside in the gravel area where the carport and beer trucks now exist. Both of these structures could be rented for weddings or other meetings or reunions on weekends, and public meetings or events could be held here the rest of the week. An equipment shed would replace the old beer trucks which would house many of the old tractors, hay rakes and manure spreaders that are scattered around the site to protect them from decay. Porous pavement would offer a pedestrian and service vehicle circulation and space between the buildings. New buffer plantings and fencing would be added along the edges of the event area.



In the **woods** to the north, the trails would be cleaned up & soft-surfaced, some benches would be added for contemplative rest spots. Interpretive signs and a small gathering area in the center would be created. Buffer plantings and fencing would be enhanced to protect the neighborhood privacy. One or more neighborhood entrances would be improved for walkable connections.





The **garage** would be improved structurally and a kitchen and small garden café/coffee shop would offer park visitors and event participants onsite catering or meals, with fresh produce from the farm seasonally. Trail connections to other zones would be enhanced, and a safe pedestrian crossing to the parking west of 108th would be developed.



The **main house and gardens** would be a site for more public gatherings and rental meetings. The former McAuliffe house would be renovated with larger rooms, the driveway would be converted to a patio. The water features, paths and gardens would be opened up for public enjoyment.

In the **former nursery area** on the west side of 108th the main parking area and maintenance yard would be developed. Many of the trees could be transplanted for buffers throughout the park, especially here and the arboretum. Approximately 100 cars could be parked here, as well as a maintenance shop, storage for bulk materials, vehicles, and a water quality facility. Significant plantings would be retained, and a safe crossing would connect to the main park area. Parking capacity will likely limit simultaneous weddings and meetings.



The **arboretum** will be enhanced with a small farm pond creating a more distinctive edge on the north.. Trees would be labeled, and new trees that are well suited but underused in the NW could be planted. More buffer plantings along 116th will help screen the arterial. A new public restroom would be built near the brick house. The house could be a caretaker or watchperson house, or a volunteer office for master gardeners or heritage docents. Connections between the small parking lot, the west play area, the farmstead and other park areas would be enhanced with trails and safe crossings.

The **west play area** includes a rental house would be improved for a small daycare or preschool. Small parking improvements would be developed in the front yard, play improvements in the backyard, and a pathway connected to the existing play area and parking along 108th. Benches and picnic areas as well as new buffer plantings and opening up the center for a “meadow” would improve this site.

108th would be improved to City standards, with the theme being to restore some of the feel of it's former name, *Orchard Lane*. This may involve doing a demonstration natural drainage and water quality improvement project, which would be in cooperation with Kirkland Public Works. Orchard Lane will be able to accomodate pedestrians, vehicle parking and natural infiltration and will provide a distinct benefit to the neighborhood and the park.

This Operation Plan matrix shows the potential uses, possible hours of operation, costs and revenue projections for each structure.

Facility & Size	PROPOSED USE <i>see assumptions next page</i>	hours of operation	capital costs	projected revenues after 3 years (startup)	expenses, other
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Flexible Event Center Grey Barn, 3200 s.f. New Pavillion, 2650 s.f.	Rental Events such as weddings, receptions, reunions, parties City Recreation programs for youth and adults Groups up to 150	50 private events operating from friday at 12 noon through saturday at midnight. Rec. Programs & City Meetings Monday-Thursday 9 am - 9 pm	\$380,000 \$220,000	rental rate for whole event center est. at \$2200 per day plus catering percentage, Assuming 50 full rental days per year, City keeps 45% of gross (\$2200 x 50 x 0.45) = \$49,500/year	
Display & Equipment Storage, 1930 s.f.	Display old farm equipment, storage for events, classes	all	\$74,000	NA	
Garage, 2260 s.f.	Garden Cafe and commercial kitchen for catering. 60-70 seats	flexible depending on operational negotiations	\$400,000	several options exist, assumption here is City considers a contract taking 6%-9% of Gross (escalating with growth of business, not including taxes) year 3 @7% = \$50,000/year	
McAuliffe House, 4000 s.f.	3 meeting rooms ranging in size of 8-30 occupants plus a "hospitality suite" (furnished like a living room) and outdoor patio/decks Groups up to 90	flexible depending on operational negotiations	\$400,000	Gross rents for meeting rooms are \$350-400/day. Social events spilling into gardens at \$850/6 hour event. Year 3 = \$24,000/ year	
Brick House, 930 s.f.	Possible Administrative office or Caretaker house. Volunteer Heritage/Garden docents, with possible restroom addition	normal business hours or for weekend events	\$145,000	NA	



Facility & Size	PROPOSED USE		hours of operation	capital costs	projected revenues	expenses
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Johnson House, 1200 s.f.	Meeting Rooms & Pioneer-era Museum		flexible depending on operational negotiations	\$300,000		gross rents for meeting rooms for 10- 20 people=\$250@ 20/year=\$5,000
Ostberg Barn, 700 s.f.	Pioneer-era Open air museum		flexible depending on operational negotiations	\$70,000		
Blair House, 1400 s.f.	Preschool or Daycare Center		flexible depending on operational negotiations	\$75,000		straight lease to private sector day care from \$17,000 to \$20,000/year, say \$18,000

Total estimated revenue \$146,500 per year
(after 3 year ramp up)

Assumptions:

-Capital costs can be shared with tenants.

-The capital costs only include specific building improvements, not soft costs or major infrastructure improvements such as sewer trunks or parking lots.

-Parking capacity (145 stalls) will likely dictate how many simultaneous uses can occur in different facilities.

-Flexible event center (grey barn and pavillion) will have an event end time of midnight and allow for 2-3 hours of clean up time.

-Cafe will close at midnight.

-Improvements will include physical sound and visual barriers on east and north side of park.

-Outsourced operator should have an established presence in the market.

-Blair and Brick House agreement and rent are handled between City and any tenants.

